

# ***Residential Building Code Requirements for Single Family Dwellings and Additions***

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## **STATEMENT OF COMPLIANCE:**

**I agree to comply with the applicable sections of the following residential building code regulations.**

Owner/authorized agent signature:

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Print

name: \_\_\_\_\_

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## **APPLICABLE CODES:**

**UBC-1997** Uniform Building Code

**UPC-1997** Uniform Plumbing Code

**UMC-1997** Uniform Mechanical Code

**NEC-1996** National Electrical Code

**LUO**-County Land Use Ordinance

**CZLUO**-Coastal Zone Land Use Ordinance

**Title 19**-County Building and Construction Ordinance

## **FOUNDATION**

1. All concrete will be 2500 psi. at 28 days.
2. Footings will be poured against firm, undisturbed natural soil or fill compacted to a minimum of 90%.
3. Foundation depth, width and thickness will conform with UBC chp 18.
4. Anchor bolts will be a minimum 5/8" dia. with 3/16" x 2" x 2" plate washers and embedded at least 7" into concrete or masonry and spaced not more than 6' apart. There shall be a minimum two bolts per piece with one bolt located within 12" of each end of each piece.

## **FRAMING**

1. All nailing will conform with Table 23-I-Q
2. All truss engineering, drawings, truss types and details will be submitted to the county plan review section for approval prior to installation.
3. Exterior and main stud partitions will be braced in conformance with UBC chp. 23.
4. Guardrails will be designed to resist a horizontal force of 20 lbs.Per ln.Ft. applied at right angles to the top rail.
5. Posts embedded in concrete and in soil will be pressure treated.
6. Solid blocking will be provided at all bearing points for all framing members.
7. Floor joists will be doubled under bearing partitions running parallel with the joists.
8. Bearing partitions perpendicular to joists will not be offset from supporting girders, walls or partitions more than the joist depth.
9. Fire stops will be installed in the following places: In concealed spaces of stud walls including furred spaces at ceiling and floor levels and at 10 foot interval along the wall length. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings which afford passage of fire between floor levels or floor to ceilings or attics.
10. Studs supporting two floors-roof-ceiling will be 3x4/2x6 at 16" o/c.
11. Maximum laterally unsupported stud heights: 10' for 2x4/2x6 in bearing walls. 14' For 2x4 in non-bearing walls and 20' for 2x6 in non-bearing walls.
12. Bearing and exterior wall studs will be capped with double top plates installed to provide overlapping at corners & at intersections with other partitions. End joints in double top plates shall be offset at least 48".

## **GENERAL CODE APPLICATION**

1. Unless an approved door for emergency escape is provided, there will be at least one openable window located within basements and in every sleeping room below the fourth story. Egress will conform with the following requirements:
  - o Maximum finished sill height from floor level - 44".
  - o Minimum net clear opening area - 5.7 Sq. ft.
  - o Minimum height of opening - 24", minimum width - 20".

2. Habitable rooms will be provide with natural light by glazed openings that are at least 1/10 of the floor area(min. 10 sq.ft) and natural ventilation by openable exterior openings that are at least 1/20 of the floor area(min. 5 sq.ft.).
3. Bathrooms, water closet compartments, laundry rooms, etc., will be provided with natural ventilation by openable exterior openings that are not less than 1/20 of the floor area (min. of 1-1/2 sq.ft.) or mechanical ventilation systems that supply at least 5 changes per hour.
4. Habitable rooms will contain at least 70 square feet with no dimension less than 7'-0".
5. Habitable rooms will have a ceiling height of not less than 7'-6" except as otherwise permitted.
6. Minimum Ceiling height for laundry rooms, hallways, corridors, kitchens and bathrooms will be 7'-0".
7. Minimum width for corridors and stairways will be 36".
8. Water closet compartments will have 30" width and 24" clear in front of the water closet.
9. All surfaces of the garage adjacent to the house will be provided with materials approved for one-hour construction. Doorways in such walls will be 1-3/8" solid wood self-closing.
10. There will be no openings between a private garage and a room used for sleeping purposes.
11. Plastic skylight units will be separated from each other by a distance of not less than 4 feet.
12. An attic access that is a min. 22"X30" will be provided.
13. Combustible projections located where openings are not permitted or where protection of openings is required will be of one hour construction or of heavy timber construction conforming to UBC.
14. Exterior stairs will not project into yards where openings are not permitted or protection of openings is required.
15. All solid fuel burning appliances (stoves/fireplaces) for which a construction application is submitted after February 1, 1994 may be installed only if "EPA" certified as recognized by the Air Pollution Control Board (County Board of Supervisors) APCD RULE 504.
16. Walls and soffits of enclosed spaces under stairs will be protected on the enclosed side as required for one hour fire resistive construction.
17. Stairway head room will be a min. 6'-8".
18. Exterior landings will be provided at exteriors doors.
19. Exterior stair landing at least 36" deep will be provided at the top of stairs to residences. Exterior landing may be sloped 1/4" per foot.
20. Safety glazing will be provide for:
  1. Glass windows and doors including shower enclosures subject to human impact.
  2. Windows located within 36" of the inside rim of tub-shower (fixture) and not higher than 60" from tub-shower drain and any glazing mounted directly on the rim of the fixture.

21. Guardrails will be a min. 36" in height, open guardrails and stair railing will have intermediate rails such that no object 4" in diameter can pass through.
22. Handrails will be 34" to 38" above an imaginary line connecting the nosing of stair treads. Handrail cross section will be 1-1/2" to 2" in handgrip dimension.
23. Flashings for exterior openings, roofs, decks and parapet walls will conform with UBC.
24. Roof coverings and installation will conform with UBC, and shall be of a min. Class-C per Title 19, SLO.
25. All electrical, telecommunication and other utilities shall be installed underground in an approved method of construction. This regulation applies to utilities on sites that are less than 5 acres and serving new structures and/or new utility distributions. LUO Section 22.05.120.

## **ELECTRICAL**

1. Receptacles will be provided around the perimeter of habitable rooms so that a receptacle is located within 6' from any point along the wall, including one on walls 2' or wider.
2. Receptacles located at exterior, garage, bathroom and kitchen receptacles serving counter tops shall have ground fault circuit interrupter protection.
3. AN APPROVED SMOKE DETECTOR WILL BE INSTALLED IN EACH BEDROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA PROVIDING ACCESS TO EACH SEPARATE BEDROOM. WHERE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEED THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS WILL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. IN DWELLINGS WITH MORE THAN ONE STORY, SMOKE DETECTORS WILL BE INSTALLED IN EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH A BATTERY BACKUP. AND INTERCONNECTED

## **MECHANICAL**

1. Heating facilities capable of maintaining a room temperature of 70 F. at a point 3' above the floor will be provide in all habitable rooms.
2. Combustion air openings will be installed within 12" of the floor and ceiling for gas burning equipment.
3. Warm air furnaces will not be installed in a bedroom, bathroom, closet or enclosed space with access only through such room. UMC 704.
4. Appliances generating a glow, spark or flame will be set at least 18" above garage floor level. UMC 508.
5. LPG appliances will not be installed in a below ground pit, basement or similar locations. Appliances installed in an above grade underfloor space or basement will be provided with an approved means for removal of unburned gas. UMC 504 (f).

## **PLUMBING**

1. Water heaters will be anchored or strapped to resist horizontal displacement due to earthquake motion.
2. Following water conservation provisions for new construction and alterations (where a bathroom is added or floor area increased by 20% or more) will be complied. Title 19 County Construction Code:
  - Toilets will be of a max. of 1.6 gallons per flush.
  - Urinals will be of max. of 1.5 gallons per flush.
  - Shower heads will have a max. flow rate of 2.75 gallons per minute and equipped with aerators.
  - All other faucets will be equipped with aerators.